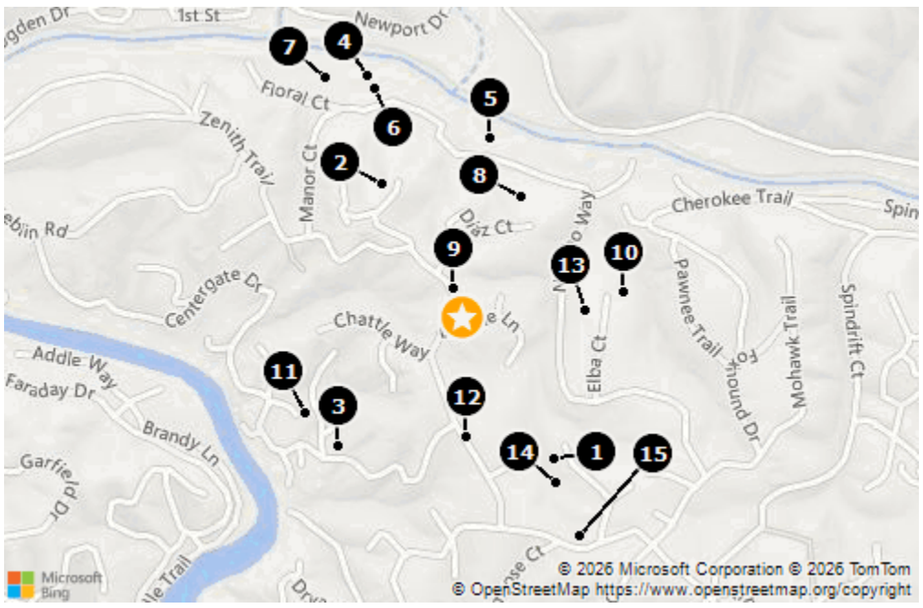
ICE SiteX Report

OrderID: 97841968

SiteX Property Information Report



Subject Property Location

302 ZENITH TRL, ELLIJAY, GA 30540-9652

County:	**GILMER GA**	Census Tract:	131230804.021003
Property Use:	Single Family Residential	Zoning:	R2
Parcel Number:	3067U 033	Thomas Bros Pg-Grid:	

Valuation

Value:	**$345,000**	FSD:	10	Common Confidence Score:	65
Value Range:	$310,500 - $379,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3
Assd Land Value:	$3,480	Market Land Value:	$8,700	Tax Year:	2025
Assd Improvement:	$138,680	Market Improvment Value:	$346,700	Total Taxable Value:	$2,166
Total Assessed Value:	$142,160	Total Assessor Market Value:	$355,400	Delinquent Year:	
				Tax Account ID:	18127
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 293 District: 11 Subdivision: BEAVER BEND Phase No: 6 Land Lot: 115
Abbreviated Description: LT 293 BEAVER BEND PH 6

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	2076 SF	Baths:	2	Fireplace:	
Year Built:	1998	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	Finished	Roof Cover:	Comp Shingle
		Foundation:	Masonry	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/20/2026	Sales Price:	$333,841
Document #:	BK-PG 2726-271	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/06/2024	Sales Price:	$150,000
Document #:	BK-PG 2554-182	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/22/2024	Sales Price:	$340,000
Document #:	BK-PG 2726 -269	Type of Sale:	Verified Sale Price
Contract Date:	11/21/2024		
Document Type:			
Legal Description:			

Lot: 293 Subdivision: BEAVER BEND
Abbreviated Description: LT 293 BEAVER BEND PH 6 LANDLOT: 115 LANDDIST: 11; RESIDENTIAL LOT

Prior Transfer

Recording Date:	11/21/2024	Sales Price:	$340,000
Document #:	BK-PG 2726 -269	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 293 District: 11 Subdivision: BEAVER BEND Phase No: 6 Land Lot: 115
Abbreviated Description: LT 293 BEAVER BEND PH 6

Prior Transfer

Recording Date:	11/15/2024	Sales Price:	N/A
Document #:	BK-PG 2724 -346	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/14/2024		
Document Type:			

Legal Description:
Lot: 293 Subdivision: BEAVER BEND
Abbreviated Description: LT 293 BEAVER BEND PH 6 LANDLOT: 115 LANDDIST: 11; RESIDENTIAL LOT

Prior Transfer

Recording Date:	11/15/2024	Sales Price:	N/A
Document #:	BK-PG 2724 -344	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	11/14/2024		
Document Type:			

Legal Description:
Lot: 293 Subdivision: BEAVER BEND
Abbreviated Description: LT 293 BEAVER BEND PH 6 LANDLOT: 115 LANDDIST: 11; RESIDENTIAL LOT

Mortgage Record

Recording Date:	10/24/2022	Loan Amount:	N/A
Document #:	009710 BK-PG 0000002554-0000000182	Loan Type:	Future Advance Clause/Open End Mortgage
TD Due Date:	01/01/2052	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$6,966,600	Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,624 SF	Median Year Built	2003
Price Range - 2 Yrs	$305,000 to $750,000	Age Range	4 years to 37 years
Median Value	$405,000	Median Age	23 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**145 ROCKINGHAM WAY** **ELLIJAY, GA 30540-**	05/08/2026	$405,000	$286	1416	//2	2006	SF	
		APN: 3067Z 035 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 540 Subdivision: BEAVER BEND Abbreviated Description: Lot:540 Abbreviated Description:LT 540 BEAVER BEND PH 11 LANDLOT: 115 LANDDIST: 11; RESIDENTIAL LOT								
2	.21Mi.	**21 CROWN CT** **ELLIJAY, GA 30540-9397**	03/18/2026	$730,000			//	2022	SF	
		APN: 3067W 051 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 399 Subdivision: BEAVER BEND Abbreviated Description: Lot:399 Abbreviated Description:LT 399 BEAVER BEND PH 8 LANDLOT: 115 LANDDIST: 11; RESIDENTIAL LOT								
3	.24Mi.	**228 CENTERGATE DR** **ELLIJAY, GA 30540-5439**	03/18/2026	$405,000	$330	1224	//2	2018	SF	
		APN: 3067AA 037 01 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 580 Subdivision: BEAVER BEND Abbreviated Description: Lot:580 Abbreviated Description:LT 580 PH 12 BEAVER BEND LANDLOT: 114 LANDDIST: 11; RESIDENTIAL LOT								
4	.35Mi.	**896 NAVAHO WAY** **ELLIJAY, GA 30540-**	01/20/2026	$575,000	$407	1412	//2	2003	SF	
		APN: 3067Y 002 01 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 452 Subdivision: COOSAWATTEE - RIVER Abbreviated Description: Lot:452 Subdivision:COOSAWATTEE - RIVER Abbreviated Description:LT 452 BEAVER BEND PH 10 LANDLOT: 102 LANDDIST: 11; RESIDENTIAL LOT								
5	.24Mi.	**688 NAVAHO WAY** **ELLIJAY, GA 30540-5484**	01/12/2026	$522,000	$185	2816	//3	1990	SF	
		APN: 3067Y 018 01 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 461 Subdivision: COOSAWATTEE - RIVER Abbreviated Description: Lot:461 Subdivision:COOSAWATTEE - RIVER Abbreviated Description:LT 461 BEAVER BEND PH 10 LANDLOT: 115 LANDDIST: 11; RESIDENTIAL LOT								
6	.33Mi.	**854 NAVAHO WAY** **ELLIJAY, GA 30540-9608**	01/06/2026	$400,000	$246	1624	/2/2	2002	34,848 SF	
		APN: 3067Y 003 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 453 Subdivision: COOSAWATTEE - RIVER Abbreviated Description: Lot:453 Subdivision:COOSAWATTEE - RIVER Abbreviated Description:LT 453 BEAVER BEND PH 10 LANDLOT: 102 LANDDIST: 11; RESIDENTIAL LOT								
7	.38Mi.	**30 FLORAL CT** **ELLIJAY, GA 30540-9618**	10/23/2025	$750,000	$272	2756	/3/2	2004	SF	
		APN: 3067X 043 01 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Lot: 450 Subdivision: COOSAWATTEE - RIVER Abbreviated Description: Lot:450 Subdivision:COOSAWATTEE - RIVER Abbreviated Description:LT 450 BEAVER BEND PH 9 LANDLOT: 102 LANDDIST: 11; RESIDENTIAL LOT								
8	.18Mi.	**615 NAVAHO WAY** **ELLIJAY, GA 30540-6444**	09/16/2025	$470,000	$187	2504	//2	2005	SF	
		APN: 3067Y 028 Document #: Document Type: Price Code: V								

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Land Use: Single Family Residential
Legal: Lot: 477 Subdivision: BEAVER BEND Abbreviated Description: Lot:477 Abbreviated Description:LT 477 BEAVER BEND PH 10 LANDDIST: 11; RESIDENTIAL LOT

9	.05Mi.	**342 ZENITH TRL** **ELLIJAY, GA 30540-9652**	09/10/2025	$400,000	$150	2656	/2/3	2004	SF

APN: 3067U 035 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 295 Subdivision: BEAVER BEND Abbreviated Description: Lot:295 Abbreviated Description:LT 295 BEAVER BEND PH 6 LANDLOT: 115 LANDDIST: 11; RESIDENTIAL LOT

10	.22Mi.	**136 ELBA CT** **ELLIJAY, GA 30540-9648**	07/31/2025	$415,000	$332	1248	//3	2006	53,579 SF

APN: 3067Y 044 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 493R Subdivision: BEAVER BEND Abbreviated Description: Lot:493R Abbreviated Description:LT 493R BEAVER BEND PH 10 LANDLOT: 102 LANDDIST: 11; RESIDENTIAL LOT

11	.23Mi.	**55 CANNON CT** **ELLIJAY, GA 30540-9601**	07/21/2025	$339,600	$173	1952	/3/3	1998	37,462 SF

APN: 3067AA 050 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 593R Subdivision: BEAVER BEND Abbreviated Description: Lot:593R Abbreviated Description:LT 593R PH 12 BEAVER BEND (PB 57/294) LANDLOT: 115 LANDDIST: 11; RESIDENTIAL LOT

12	.13Mi.	**150 ZENITH TRL** **ELLIJAY, GA 30540-7644**	07/15/2025	$480,000	$186	2576	/2/2	1989	25,700 SF

APN: 3067U 011 01 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 268 Subdivision: BEAVER BEND Abbreviated Description: Lot:268 Abbreviated Description:LT 268 BEAVER BEND PH 6 LANDLOT: 115 LANDDIST: 11; RESIDENTIAL LOT

13	.17Mi.	**113 ELBA CT** **ELLIJAY, GA 30540-9715**	06/23/2025	$385,000	$317	1212	//2	2002	50,530 SF

APN: 3067Y 050 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 499R Subdivision: BEAVER BEND Abbreviated Description: Lot:499R Abbreviated Description:LT 499R BEAVER BEND PH 10 LANDLOT: 102 LANDDIST: 11; RESIDENTIAL LOT

14	.25Mi.	**123 ROCKINGHAM WAY** **ELLIJAY, GA 30540-5427**	02/28/2025	$305,000	$167	1824	//2	1999	26,572 SF

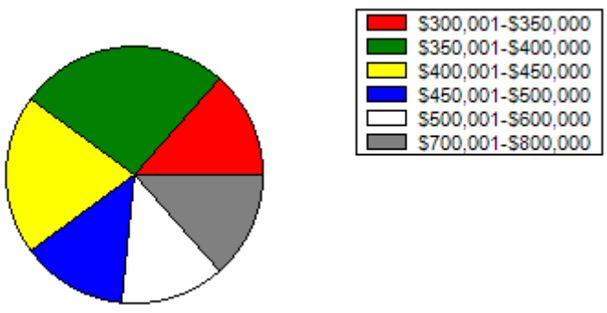
APN: 3067Z 036 Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 541 Subdivision: BEAVER BEND Abbreviated Description: Lot:541 Abbreviated Description:LT 541 BEAVER BEND PH 11 LANDLOT: 115 LANDDIST: 11; RESIDENTIAL LOT

15	.33Mi.	**1176 RIVERVIEW DR** **ELLIJAY, GA 30540-9651**	08/14/2024	$385,000	$251	1530	//2	2001	SF

APN: 3067J 109 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Lot: 621 Subdivision: BEAVER LAKE Abbreviated Description: Lot:621 Abbreviated Description:LT 621 BEAVER LAKE PH 4 LANDLOT: 137 LANDDIST: 11; RESIDENTIAL LOT

Comparable Sales Chart

% Distribution Sales for Two Years



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**302 ZENITH TRL**	**11/21/2024**	$355,400	$142,160	2,076	/3/2	1998		
.02Mi.	**320 ZENITH TRL**	**04/01/2021**	$334,100	$133,640	1,530	//2	2000		
.03Mi.	**31 CAMBER CT**	**07/27/2023**	$377,820	$151,128	1,288	//2	2020		
.04Mi.	**315 ZENITH TRL**	**04/18/2016**	$415,500	$166,200	1,400	/3/2	2004	21,780 SF	
.04Mi.	**265 ZENITH TRL**	**08/09/2017**	$369,300	$147,720	1,344	//3	1999	40,511 SF	
.05Mi.	**342 ZENITH TRL**	**06/22/2017**	$460,500	$184,200	2,656	/2/3	2004		
.06Mi.	**252 ZENITH TRL**	**07/17/2020**	$320,300	$128,120	1,092	/2/2	2000		
.07Mi.	**385 ZENITH TRL**	**09/03/2021**	$312,100	$124,840	2,128	6/2/2	1999	20,909 SF	
.07Mi.	**95 CAMBER CT**	**10/19/2023**	$243,400	$97,360	946	/2/1	1983		
.07Mi.	**36 DAPPLE LN**	**03/06/2023**	$394,300	$157,720	2,476	/3/2	1983		
.08Mi.	**360 ZENITH TRL**	**07/17/2024**	$403,600	$161,440	1,880	//3	2004	1 SF	
.09Mi.	**90 CAMBER CT**	**05/03/2023**	$410,700	$164,280	1,922	//3	2007		
.09Mi.	**253 ZENITH TRL**	**05/23/2019**	$388,300	$155,320	1,620	//2	2016	41,382 SF	
.1Mi.	**126 DIAZ CT**	**06/25/2024**	$366,300	$146,520	1,200	//2	2024		
.1Mi.	**35 DORA LN**	**06/27/2022**	$593,000	$237,200	2,990	//3	2006		
.11Mi.	**215 ZENITH TRL**	**11/01/2013**	$434,200	$173,680	1,514	//2	2007		

Rent vs. Own

Households Occupied by Renters:	16%	Households Occupied by Owners:	57%

Demographics & Income

Median Age:	50.1 years old	Households:	8,649
Median Household Income:	$66,953	Households w/Family:	74%
Household Income Per Capita:	$36,357	Households w/Family Married:	60%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Gilmer County School District	Students:	4,124
Number of Schools:	5	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.94Mi.	**Mountain View Elementary School** Number of Students: 668 Student-Teacher Ratio: 13.8	C+	Public	PK - 5
5.33Mi.	**Clear Creek Middle School** Number of Students: 904 Student-Teacher Ratio: 15.17	A-	Public	6 - 8
0.98Mi.	**Gilmer High School** Number of Students: 1,216 Student-Teacher Ratio: 16.41 Advanced Placement: Yes	B+	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	98%	SIMILAR
BURGLARY	120%	HIGHER
MOTOR VEHICLE THEFT	92%	SIMILAR
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	117%	HIGHER
FORCIBLE RAPE	119%	HIGHER
MURDER	108%	SIMILAR
OVERALL	109%	SIMILAR

Disaster Alerts

9/24/2024 - Hurricane Helene 1/22/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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